027.A	0004	0057.2	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	838,600	/	838,600
USE VALUE:	838,600	/	838,600
ASSESSED:	838,600	/	838,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		WINTER ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	MCGAFFIGAN PAUL F &
Owner 2:	CAMPBELL CYNTHIA
Owner 3:	
Street 1:	57 WINTER ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BRIAN CALLAHAN CO -
Owner 2:	-
Street 1:	55 WINTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2008, having primarily Vinyl Exterior and 2525 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	838,600			838,600
Total Card	0.000	838,600			838,600
Total Parcel	0.000	838,600			838,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.12 | /Parcel: 332.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	311324
GIS Ref	
GIS Ref	
Insp Date	05/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 027.A-0004-0057.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	823,700	0	.		823,700	823,700	Year End Roll	12/18/2019
2019	102	FV	803,600	0	.		803,600	803,600	Year End Roll	1/3/2019
2018	102	FV	730,800	0	.		730,800	730,800	Year End Roll	12/20/2017
2017	102	FV	655,000	0	.		655,000	655,000	Year End Roll	1/3/2017
2016	102	FV	655,000	0	.		655,000	655,000	Year End	1/4/2016
2015	102	FV	627,400	0	.		627,400	627,400	Year End Roll	12/11/2014
2014	102	FV	596,800	0	.		596,800	596,800	Year End Roll	12/16/2013
2013	102	FV	596,800	0	.		596,800	596,800		12/13/2012

!15724!

PRINT

Date	Time
12/11/20	05:24:37

LAST REV

Date	Time
03/27/19	09:02:03
danam	
15724	

USER DEFINED

Prior Id # 1:	19009
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRIAN CALLAHAN	52647-248		4/27/2009		678,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/21/2018	1760	Insulate	4,900	C				
10/19/2012	1361	Manual	15,526	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	Measured	DGM	D Mann
4/19/2013	Info Fm Prmt	EMK	Ellen K
4/2/2012	Inspected	BR	B Rossignol
4/20/2010	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8115																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2008	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	3.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	3.3	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.73762375
Const Adj.:	0.99989998
Adj $ / SQ:	180.700
Other Features:	65384
Grade Factor:	1.33
NBHD Inf:	1.25000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	867244
Depreciation:	28619
Depreciated Total:	838625

COMMENTS

GAS FIREPLACE..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	300.41
Special Features:	0	Val/Su Net:	332.12
Final Total:	838600	Val/Su SzAd	332.12

SKETCH

UnSketched SubAreas:
GLA: 2525,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,525	180.700	456,267

Net Sketched Area:	2,525			Total:	456,267
Size Ad	2525	Gross Are	2525	FinArea	2525

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

027.A-0004-0057.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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